File BOX 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150020578 DEEDWARR
Recvd: 03/20/15 14:01 3 pgs
Fees:18.00 Taxes:1276.50
20150320-0024307

W & I Ref: (DM) Title No.: 57275

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tim Tucker Peter Myles 7048 Wild Iris Drive Nashville, TN 37221	Renasant Bank 2200 Abbott Martin Road Suite 103 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 142150E01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ron Kerman and Mary Kerman, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tim Tucker and Peter Myles, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Wildflower Place of record in Book 9700, page 444, corrected by Surveyors Certificate of Correction in Book 10638, page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ron Kerman and Mary Kerman, husband and wife, by Special Warranty Deed from U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Associations, as Trustee (successor by merger to LaSalle Bank National Association) is Trustee for the holders of Prime Mortgage Trust, Mortgage Pass Through Certificates, Series 2004-CL1), dated June 22, 2012 and recorded on August 22, 2012 of record in Instrument No. 20120822-0075259, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 444, corrected by Surveyors Certificate of Correction of record in Book 10638, page 498 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10395, page 316, Book 10842, page 1, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Mary Kerman by Ron Kerman, pursuant to a Power of Attorney executed by her on the 17th day of March, 2015 of record in Instrument No. 20150320-0024306 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 7048 Wild Iris Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 2015.

Ron Kerman

Mary Kerman by Ron Kerman, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 19th day of March, 2015, before me the undersigned authority, personally appeared **Ron Kerman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ron Kerman,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Kerman**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Sworn and subscribed before me this 19th day of March, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Ron Kerman and Mary Kerman

TO: Tim Tucker and Peter Myles

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ron Kerman,, Affiant

Sworn to and subscribed before me this 19th day of March, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019